

City Council  
Atlanta, Georgia

**07-0-1344**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-65**  
Date Filed: 5-21-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at at **2865 Campbellton Road, S.W.**, be changed from the C-1 (Community Business), C-1-C (Community Business-Conditional), R-3 (Single family Residential), and R-4 (Single family Residential) Districts to the MRC-2 (Mixed Residential-Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 199 and 218, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description

All that tract or parcel of land lying and being in land lot(s) of the Land District of Fulton County, Georgia, which tract is more particularly described as follows:

Beginning at a point on the miter intersection of the northerly right-of-way line of Campbellton Road and the westerly right-of-way line of Dodson Drive, said point being the POINT OF BEGINNING;  
thence running along the northerly right-of-way line of Campbellton Road, along a curve to the left, having a radius of 2286.89 feet and an arc length of 133.79 feet, said curve being subtended by a chord with bearing South 72 degrees 39 minutes 56 seconds West and chord distance of 133.77 feet to a point;  
thence continuing along said northerly right-of-way line of Campbellton road and running South 70 degrees 59 minutes 23 seconds West tangent to said curve for a distance of 277.74 feet to a point;  
thence leaving said northerly right-of-way line of Campbellton Road and running North 01 degrees 06 minutes 19 seconds East for a distance of 756.38 feet to a point;  
thence running South 81 degrees 55 minutes 51 seconds East for a distance of 238.66 feet to a point;  
thence running South 00 degrees 38 minutes 25 seconds West for a distance of 284.00 feet to a point;  
thence running South 87 degrees 11 minutes 47 seconds East for a distance of 200.12 feet to a point on the westerly right-of-way line of Dodson Drive;  
thence running along said westerly right-of-way line of Dodson Drive South 00 degrees 28 minutes 02 seconds West for a distance of 243.79 feet to a point;  
thence running along the mitered intersection of the northerly right-of-way line of Campbellton Road and the westerly right-of-way line of Dodson Drive South 45 degrees 14 minutes 25 seconds West for a distance of 77.91 feet to a point, said point being the Point of Beginning.

Together with and subject to covenants, easements and restrictions of record, said property contains 5.27 ACRES, more or less.

7-07-65  
RECEIVED  
JUL 13 1967  
CLERK OF  
SUPERIOR COURT